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SEC  
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# ANNUAL AUDITED REPORT FORM X-17A-5 PART III

SEC FILE NUMBER
8- 68166

MAR 06 2017  
Washington, DC  
406

FACING PAGE

Information Required of Brokers and Dealers Pursuant to Section 17 of the Securities Exchange Act of 1934 and Rule 17a-5 Thereunder

REPORT FOR THE PERIOD BEGINNING 01/01/2016 AND ENDING 12/31/2016  
MM/DD/YY MM/DD/YY

## A. REGISTRANT IDENTIFICATION

NAME OF BROKER-DEALER: KEY West Investments LLC  
ADDRESS OF PRINCIPAL PLACE OF BUSINESS: (Do not use P.O. Box No.)  
227 W. Valley Blvd., Suite 298B, San Gabriel, CA 91776  
(No. and Street)

OFFICIAL USE ONLY
FIRM I.D. NO.

(City)

(State)

(Zip Code)

NAME AND TELEPHONE NUMBER OF PERSON TO CONTACT IN REGARD TO THIS REPORT  
(Area Code - Telephone Number)

## B. ACCOUNTANT IDENTIFICATION

INDEPENDENT PUBLIC ACCOUNTANT whose opinion is contained in this Report\*  
Richardson, Edward Jr.  
(Name - if individual, state last, first, middle name)

15565 Northland Drive, Suite 508 West

Southfield

MI

48075

(Address)

(City)

(State)

(Zip Code)

### CHECK ONE:

- Certified Public Accountant
- Public Accountant
- Accountant not resident in United States or any of its possessions.

**FOR OFFICIAL USE ONLY**

\*Claims for exemption from the requirement that the annual report be covered by the opinion of an independent public accountant must be supported by a statement of facts and circumstances relied on as the basis for the exemption. See Section 240.17a-5(e)(2)

OATH OR AFFIRMATION

I, Yvonne Yiu, swear (or affirm) that, to the best of my knowledge and belief the accompanying financial statement and supporting schedules pertaining to the firm of Key West Investments LLC, as of Dec 31, 2016, are true and correct. I further swear (or affirm) that neither the company nor any partner, proprietor, principal officer or director has any proprietary interest in any account classified solely as that of a customer, except as follows:

Signature  
CEO

2/24/2017 YK

Title

See Attached California Certificate of Acknowledgment.  
Notary Public

This report \*\* contains (check all applicable boxes):

- (a) Facing Page.
(b) Statement of Financial Condition.
(c) Statement of Income (Loss).
(d) Statement of Changes in Financial Condition.
(e) Statement of Changes in Stockholders' Equity or Partners' or Sole Proprietors' Capital.
(f) Statement of Changes in Liabilities Subordinated to Claims of Creditors.
(g) Computation of Net Capital.
(h) Computation for Determination of Reserve Requirements Pursuant to Rule 15c3-3.
(i) Information Relating to the Possession or Control Requirements Under Rule 15c3-3.
(j) A Reconciliation, including appropriate explanation of the Computation of Net Capital Under Rule 15c3-1 and the Computation for Determination of the Reserve Requirements Under Exhibit A of Rule 15c3-3.
(k) A Reconciliation between the audited and unaudited Statements of Financial Condition with respect to methods of consolidation.
(l) An Oath or Affirmation.
(m) A copy of the SIPC Supplemental Report.
(n) A report describing any material inadequacies found to exist or found to have existed since the date of the previous audit.

\*\*For conditions of confidential treatment of certain portions of this filing, see section 240.17a-5(e)(3).

# California Jurat Certificate

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

s.s.

County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 24 day of FEBRUARY,

20 17, by YVONNE YING FAN YIU\*\* and

\*\*\*\*\*

\_\_\_\_\_, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

  
\_\_\_\_\_  
LINH BOI VUONG



\_\_\_\_\_ OPTIONAL INFORMATION \_\_\_\_\_

## Description of Attached Document

The certificate is attached to a document titled/for the purpose of

ANNUAL AUDITED REPORT FORM  
X-17A-5.

containing 02 pages, and dated 02/24/2017

## Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:  
 form(s) of identification     credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

Other \_\_\_\_\_

Affiant(s) Thumbprint(s)    Describe: \_\_\_\_\_

**Key West Investments LLC**

**Financial Statements and Supplemental Schedules**  
**Required by the U.S. Securities and Exchange Commission**

**Including Independent Auditor's Report Thereon**

**For the Year-Ended December 31, 2016**

## Contents

Independent Auditors Report .....	3
<b>Financial Statements .....</b>	<b>4</b>
<b>Statement of Financial Condition .....</b>	<b>4</b>
<b>Statement of Operations .....</b>	<b>5</b>
<b>Statement of Cash Flows .....</b>	<b>6</b>
<b>Statement of Changes in Partners' Equity.....</b>	<b>7</b>
<b>Statement of Changes in Subordinated Liabilities .....</b>	<b>8</b>
Notes to Financial Statements .....	9
Supplementary Schedules Pursuant to SEA Rule 17a-5.....	12
Statement Related to Uniform Net Capital Rule .....	13
Statement Related to Exemptive Provision (Possession and Control) .....	13
Statement Related to Material Inadequacies .....	13
Exemption Report Pursuant to SEA Rule 17a-5(d)(1)(i)(B)(2) .....	14

*Edward Richardson Jr., CPA  
15565 Northland Dr W Ste 508  
Southfield, MI 48075  
248-559-4514*

## Independent Auditor's Report

Board of Directors  
Key West Investments, LLC  
33 E3 Valley Blvd  
Alhambra, CA 919801

### **Report on the Financial Statements**

I have audited the accompanying statement of financial condition of Key West Investments, LLC as of December 31, 2016 and the related statements of income, changes in stockholder's equity, changes in liabilities to claims of general creditors, and cash flows for the year ended. These financial statements are the responsibility of Key West Investments, LLC management. My responsibility is to express an opinion on these financial statements based on my audit.

### **Auditor's Responsibility**

I conducted this audit in accordance with the standards of the Public Company Accounting Oversight Board (United States). Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. I believe that my audit provides a reasonable basis for my opinion.

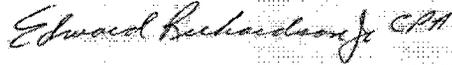
### **Opinion**

In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Key West Investments, LLC as of December 31, 2016, and results of its operations and its cash flows to the year then ended in conformity with accounting principles generally accepted in the United States.

### **Other Matters**

The Supplemental Information has been subjected to audit procedures performed with audit of Key West Investments, LLC financial statements. Supplemental Information is the responsibility of Key West Investments, LLC's management. My audit procedures included determining whether the Supplemental Information reconciles to the financial statements or the underlying accounting and other records as applicable, and performing

procedures to test the completeness and accuracy of the information presented in the Supplemental Information . In forming my opinion on the Supplemental Information, I evaluated whether the Net Capital Computation, including its form and content is presented in conformity 17 C.F.R. # 240 17a-5. In my opinion, the Net Capital Computation is fairly stated, in all material respects, in relation to the financial statements as a whole.

A handwritten signature in cursive script that reads "Edward Richardson Jr. CPA". The signature is written in dark ink and is positioned above the typed name.

Edward Richardson Jr., CPA  
Southfield, MI. 48075  
February 10, 2017

**Key West Investments LLC**  
**Financial Statements**  
**Statement of Financial Condition**  
As of and for the Year-Ended December 31, 2016

**ASSETS**

Current assets	
Cash	170,595
Accounts receivable	22,836
Other current assets	
Deposits	<u>5,634</u>
Total current assets	199,065
Fixed assets	
Furniture & equipment, net	<u>4,044</u>
Total fixed assets	<u>4,044</u>
Total assets	203,109

**LIABILITIES**

Current liabilities	
Accounts payable	115,210
Accrued liabilities	<u>2,065</u>
Total liabilities, all current	117,274

**EQUITY**

Contributed capital	683,994
Retained earnings	(597,732)
Net income	<u>(427)</u>
Total equity	<u><u>85,834</u></u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>203,109</u></u>

The accompanying notes are an integral part of these financial statements.

**Key West Investments LLC**  
**Financial Statements**  
**Statement of Operations**  
**As of and for the Year-Ended December 31, 2016**

<b>Income</b>	
Commission income	260,764
Fee income	355,000
Other income	37,909
Total income	<u>653,673</u>
<b>Expense</b>	
Payroll	120,315
Commission	432,723
Depreciation	0
Professional fees	28,449
Rent	36,225
General	36,389
Total expense	<u>654,100</u>
Net loss	<u><u>(427)</u></u>

The accompanying notes are an integral part of these financial statements.

**Key West Investments LLC**  
**Financial Statements**  
**Statement of Cash Flows**  
As of and for the Year-Ended December 31, 2016

Cash flows from operating activities:	
Net gain (loss)	-427
Change in operating assets and liabilities:	
Accounts Receivable	49,755
Accounts Payable	-1,588
Commissions Payable	-3,866
Advisory Fee Payable	56,000
Payroll Liabilities	157
Direct Deposit Liabilities	-4,540
Accrued Liabilities	1,493
Net cash provided (used) from operating activities	<u>96,984</u>
Cash flows from investing activities	0
Cash flows from financing activities:	
Retained Earnings	8,843
Capital additions (withdrawals)	<u>20,000</u>
Net increase (decrease) in cash	125,826
Cash at beginning of year	<u>44,769</u>
Cash at end of year	<u><u>170,595</u></u>

The accompanying notes are an integral part of these financial statements.

**Key West Investments LLC**  
**Financial Statements**  
**Statement of Changes in Partners' Equity**  
As of and for the Year-Ended December 31, 2016

Beginning of period	57,418
Less: Net loss	-426
Plus: Member contributions	20,000
Plus: Prior period adjustments	8,843
Less: Dividends paid	<u>0.00</u>
Partners' equity end of period	<u><u>85,835</u></u>

The accompanying notes are an integral part of these financial statements.

**Key West Investments LLC**  
**Financial Statements**  
**Statement of Changes in Subordinated Liabilities**  
As of and for the Year-Ended December 31, 2016

Beginning of period	\$ -
Plus: Additions	-
Less: Deductions	-
Partners' equity end of period	\$

The accompanying notes are an integral part of these financial statements.

**Key West Investments LLC**  
**Notes to Financial Statements**  
As of and for the Year-Ended December 31, 2016

**NOTE A - SUMMARY OF ACCOUNTING POLICIES**

Accounting principles followed by the Company and the methods of applying those principles which materially affect the determination of financial position, results of operation and cash flows are summarized below:

**Organization**

Key West Investments, LLC (the Company) was formed as a California corporation on December 31, 2008. The Company has adopted a calendar year.

**Description of Business**

The Company, located in Los Angeles, CA, is a broker-dealer in securities registered with the Securities and Exchanges Commission ("SEC") and is a member of FINRA. The Company operates under SEC Rule 15c3-3(k)(2)(ii), which provides that all funds and securities belonging to the Company's customers are handled by a clearing broker-dealer; additionally, the same provision exempts the firm from the computation of the reserve formula.

**Basis of Accounting**

The financial statements of the Company have been prepared on the accrual basis of accounting and accordingly reflect all significant receivables, payables, and other liabilities.

**Cash and Cash Equivalents**

The Company considers as cash all short-term investments with an original maturity of three months or less to be cash equivalents.

**Accounts Receivable -Recognition of Bad Debt**

The Corporation considers accounts receivable to be fully collectible; accordingly, no allowance for doubtful accounts is required. If amounts become uncollectible they will be charged to operations when that determination is made.

KEY WEST INVESTMENTS, LLC  
Notes to Financial Statements (Cont'd)

**Revenue Recognition**

Commission revenues are recorded by the Company on the settlement date reported by the clearing affiliate that settles trades.

**Depreciation**

The Company uses the double declining balance method of depreciation.

**Concentration of Credit Risk**

Financial instruments that potentially subject the Company to concentrations of credit risk consist primarily of cash and cash equivalents. All of the Company's cash and cash equivalents are held at high credit quality financial institutions.

**Fair Value of Financial Instruments**

Financial instruments that are subject to fair value disclosure requirements are carried in the financial statements at an amount that approximates fair value and include cash and cash equivalents. Fair values are based on quoted market prices and assumptions concerning the amount and timing of estimated future cash flows and assumed discount rates reflecting varying degrees of perceived risk.

**Comprehensive Income**

Statement of Financial Accounting Standards (SFAS) No. 130, Reporting Comprehensive Income, establishes requirements for disclosure of comprehensive income that includes certain items previously not included in the statement of income, including unrealized gains and losses on available-for-sales securities and foreign currency translation adjustment among others. During the year ended December 31, 2016, the Company did not have any components of comprehensive income to report.

**Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

KEY WEST INVESTMENTS, LLC  
Notes to Financial Statements (Cont'd)

**Concentrations**

The company has revenue concentrations; the firm specializes in sales of securities.

**SUBSEQUENT EVENTS**

The Company has evaluated events subsequent to the balance sheet date for items requiring recording or disclosure in the financial statements. The evaluation was performed through February 10, 2017, which is the date the financial statement were available to be issued. Based upon this review, the Company has determined that there were no events which took place that would have a material impact on its financial statements.

**NOTE B -ACCRUED LIABILITIES**

The amount of \$2,064.5 represents payroll liabilities.

**NOTE C -RENT**

The amount of \$36,224.87 represents the rent incurred for the office space.

**Key West Investments LLC**  
**Supplementary Schedules Pursuant to SEA Rule 17a-5**  
**Of the Securities and Exchange Act of 1934**  
As of and for the Year-Ended December 31, 2016

**Computation of Net Capital**

Total Stockholder's Equity	85,835.00
Non-Allowable Assets	
Deposits	5,634
Furniture & Equipments, net	4,044
Haircuts on Securities Positions	
Securities Haircuts	-
Undue Concentration Charges	-
Net Allowable Capital	<u>76,157</u>

**Computation of Basic Net Capital Requirement**

Minimum Net Capital Required as a Percentage of Aggregate Indebtedness	782
Minimum Dollar Net Capital Requirement of Reporting Broker/Dealer	5,000
Net Capital Requirement	5,000
Excess Net Capital	71,157

**Computation of Aggregate Indebtedness**

Total Aggregate Indebtedness	117,274
Percentage of Aggregate Indebtedness to Net Capital	153.99%

**Reconciliation of the Computation of Net Capital Under Rule 15c3-1**

Net Capital Computed and Reported on FOCUS IIA as of	76,157
Adjustments	
Increase (Decrease) in Equity	-
(Increase) Decrease in Non-Allowable Assets	-
(Increase) Decrease in Securities Haircuts	-
Net Capital per Audit	<u>76,157</u>
Reconciled Difference	-

**Key West Investments LLC**  
**Supplementary Schedules Pursuant to SEA Rule 17a-5**  
**Of the Securities and Exchange Act of 1934**  
As of and for the Year-Ended December 31, 2016

**Statement Related to Uniform Net Capital Rule**

The Company is a member of the FINRA and is subject to the SEC Uniform Net Capital Rule 15c3-1. This rule requires the maintenance of minimum net capital and requires that the ratio of aggregate indebtedness to net capital, both as defined, shall not exceed 1500% (15 to 1), or, during its first year of operations, 800% (8:1). Net capital and the related net capital ratio may fluctuate on a daily basis. At December 31, 2016 the Company had net capital of \$76,157 which was \$71,157 in excess of its required net capital of \$5,000. The Company's net capital ratio was 153.99%. The Company has elected to use the basic computation method, as is permitted by the rule, which requires that the Company maintain minimum Net Capital pursuant to a fixed dollar amount or 6-2/3% percent of total aggregate indebtedness, as defined, whichever is greater, and does not, therefore, calculate its net capital requirement under the alternative reserve requirement method.

**Statement Related to Exemptive Provision (Possession and Control)**

The Company does not have possession or control of customer's funds or securities. There were no material inadequacies in the procedures followed in adhering to the exemptive provisions of SEA Rule [15c3-3(k)(2)(ii)]; All customer transactions cleared through another broker-dealer on a fully disclosed basis.

**Statement Related to Material Inadequacies**

This audit did not disclose any material inadequacies since the previous audit of the financial statements contained within the audit report of the Computation of Minimum Net Capital Requirement as reported in the Supplemental Schedules contained within the audit report or the filed Financial and Operational Combined Uniform Single Report filed pursuant to SEA Rule 15c3-1. The firm is exempt from 15c3-3; it does not maintain customer funds or securities and therefore does not maintain customer funds to segregate nor does it maintain separate accounts for customers.

**Key West Investments LLC**  
**Supplementary Schedules Pursuant to SEA Rule 17a-5**  
**Of the Securities and Exchange Act of 1934**  
As of and for the Year-Ended December 31, 2016

Exemption Report Pursuant to SEA Rule 17a-5(d)(1)(i)(B)(2)

**KEY WEST INVESTMENTS LLC**  
MEMBER FINRA / SIPC / SEC

227 W. VALLEY BOULEVARD, SUITE 298-B,  
SAN GABRIEL, CALIFORNIA 91776

February 10, 2017

Edward Richardson, Jr. CPA  
15565 Northland Drive  
Suite 508 West  
Southfield, MI 48075

RE: Exemption Statement Rule 15c3-3 (k) (2) (ii) for FYE December 31, 2016

Dear Mr. Richardson Jr.,

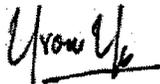
Please be advised that Key West Investments has complied with Exemption Rule 15c3-3 (k) (2) (ii), for the period of January 1, 2016 through December 31, 2016. Key West Investments, Inc. did not hold customer securities or funds at any time during this period and does business on a limited basis (publicly registered non-trades REITS, and oil & gas partnerships). Key West Investments's past business has been of similar nature and has complied to this exemption since its inception, December 31, 2008.

(Name), the president of Key West Investments has made available to Edward Richardson all records and information including all communications from regulatory agencies received through the date of this review December 31, 2016.

(Name) has been responsible for compliance with the exemption provision throughout the fiscal year. Also, there were not any know events or other factors that might have affected Key West Investments's compliance with this exemption.

If you would like additional information or have any questions, feel free to call me directly at (951) 833-8185.

Very truly yours,



Key West Investments LLC  
Yvonne Yiu  
CEO

TEL: (626) 377-9988  
FAX: (626) 377-9968  
WWW.KEYWESTINVESTMENTS.COM

**REPORT ON SIPC ASSESSMENT RECONCILIATION**

**For the year ended December 31, 2016**

Edward Richardson Jr., CPA  
15565 Northland Drive  
Suite 508 West  
Southfield, MI 48075

To the Members of  
Key West Investments, LLC  
227 W. Valley Blvd.  
Suite 298B  
San Gabriel, CA 91776

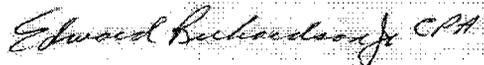
**INDEPENDENT ACCOUNTANT'S AGREED-UPON PROCEDURES REPORT ON SCHEDULE OF  
ASSESSMENT AND PAYMENTS**

In accordance with Rule 17a-5©(4) under the Securities Exchange Act of 1934, we have performed the procedures enumerated below with respect to the accompanying Schedule of Assessment and Payments [Transitional Assessment Reconciliation (Form SIPC-7) to the Securities Investor Protection Corporation (SIPC) for the period January 1, 2016 to December 31, 2016, which were agreed to by Key West Investments, LLC and the Securities and Exchange Commission, Financial Industry Regulatory Authority, Inc. and the SIPC, solely to assist you and other specified parties in evaluating Key West Investments, LLC Inc.'s compliance with the applicable instructions of the Transitional Assessment Reconciliation (Form SIPC-7). Key West Investments, LLC's management is responsible for Key West Investments, LLC compliance with those requirements. This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the Public Company Accounting Oversight Board. The sufficiency of these procedures is solely the responsibility of those parties specified in this report. Consequently, we make no representation regarding the sufficiency of the procedures described below either for the purpose for which this report has been requested or for any other purpose. The procedures were performed and our findings are as follows:

1. Compared the listed assessment payments represented on Form SIPC-7 with the respective cash disbursements record entries, including check amount of \$242.74.
2. Compared audited Total Revenue for the period of January 01, 2016 through the December 31, 2016 (fiscal year-end) with the amounts reported on Form SIPC-7 for the same period noting no reportable reconciliation differences.
3. Compared any adjustments reported Form SIPC-7 with supporting schedules and work papers, to the extent such exists, noting no differences.
4. Proved the arithmetical accuracy of the calculations reflected on Form SIPC-7 noting no differences.
5. If applicable, compared the amount of any overpayment applied to the current assessment with the Form SIPC-7 on which it was originally computed. According to our findings, Key West Investments, LLC had no reportable differences.

I was not engaged to, and did not conduct an examination, the objective of which would be the expression of an opinion on compliance. Accordingly, I do not express such an opinion. Had I performed additional procedures, other matters might have come to my attention that would have been reported to you.

This report is intended solely for the information and use of the specified parties listed above and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in cursive script, reading "Edward Richardson CPA", is displayed over a rectangular area with a light gray dot grid background.

February 10, 2017

**REPORT ON BROKER DEALER EXEMPTION**

**For the year ended December 31, 2016**

Edward Richardson, Jr., CPA  
15565 Northland Suite 508 West  
Southfield, MI. 48075

February 10, 2017

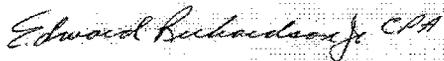
Board of Directors  
Key West Investments  
227 W Valley Blvd.  
Suite 298B  
San Gabriel, CA 91776

REPORT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM

I have reviewed management's statements, included in the accompanying Representation Letter of Exemptions, in which (1) Key West Investments identified the following provisions of 17 C.F.R. § 15c3-3(k) under which Key West Investments claimed an exemption from 17 C.F.R. § 15c3-3(k)(2)(ii), and (2) Key West Investments stated that Key West Investments met the identified exemption provisions throughout the most recent fiscal year without exception. Key West Investments' management is responsible for compliance with the exemption provisions and its statements.

My review was conducted in accordance with the standards of the Public Company Accounting Oversight Board (United States) and, accordingly, included inquiries and other required procedures to obtain evidence about Key West Investments compliance with the exemption provisions. A review is substantially less in scope than an examination, the objective of which is the expression of an opinion on management's statements. Accordingly, I do not express such an opinion.

Based on my review, I'm not aware of any material modifications that should be made to management's statements referred to above for them to be fairly stated, in all material respects, based on the provisions set forth in paragraph (k)(2)(ii) of Rule 15c3-3 under the Securities Exchange Act of 1934.



Edward Richardson, Jr., CPA